

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/6-12 Hope Court Frankston VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$467,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/19 Gairloch Drive Frankston VIC 3199	\$452,000	29-Jun-20
1/10 Wingham Court Frankston VIC 3199	\$467,500	26-Mar-20
3/35-37 Nolan Street Frankston VIC 3199	\$469,500	01-May-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 July 2020



1/19 Gairloch Drive Frankston VIC 3199

Sold Price

^{RS}

\$452,000

Sold Date

29-Jun-20

3

1

1

Distance

0.55km



1/10 Wingham Court Frankston VIC 3199

Sold Price

^{RS}

\$467,500

Sold Date

26-Mar-20

3

1

2

Distance

1.89km



3/35-37 Nolan Street Frankston VIC 3199

Sold Price

\$469,500

Sold Date

01-May-20

3

1

1

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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